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TOWN OF WESTFIELD

PLANNING BOARD

IN RE :  
PUBLIC HEARING :  
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TRANSCRIPT OF PROCEEDINGS  
*ADOPTED AS MEETING MINUTES*

Monday, April 3, 2023

Municipal Building  
425 East Broad Street  
Westfield, New Jersey  
Commencing at 7:30 p.m.

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B E F O R E :

- MICHAEL ASH, CHAIRMAN
- MICHAEL LAPLACE, VICE-CHAIRMAN
- MAYOR SHELLEY BRINDLE, MAYOR DESIGNEE
- COUNCILMAN MICHAEL DARDIA, COUNCIL LIAISON
- MATTHEW CEBERIO, MEMBER
- ANASTASIA HARRISON, MEMBER
- ROSS GOLDSTEIN, MEMBER
- ASIMA JANSVELD, MEMBER
- MICHAEL DUELKS, FIRE DEPARTMENT CHIEF
- ANN FREEDMAN, SECOND ALTERNATE
- DON SAMMET, TOWN PLANNER/BOARD SECRETARY
- DAVID BATTAGLIA, TOWN ENGINEER

A B S E N T :

- ALEXANDRA CARRERAS, FIRST ALTERNATE

A P P E A R A N C E S :

- ASHENFELTER, TREMBULAK, MCDONOUGH, GOLIA & TREVENEN, LLP
- BY: ALAN TREMBULAK, ESQ.
- Attorney for the BOARD
- JAVERBAUM, WURGAFT, ET AL
- BY: STEPHEN F. HEHL, ESQ.
- Attorney for the APPLICANT 610 NORTH, LLC

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I N D E X  
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STATEMENT BY THE CHAIRMAN	5
ROLL CALL	5
APPROVAL OF MINUTES: FEBRUARY 6, 2023	6
ADOPTION OF RESOLUTIONS: NONE	

- - -  
A P P L I C A T I O N S  
- - -

WITHDRAWN

NONE

PENDING

- PB 23-03 (*SCHEDULED FOR MAY 1, 2023*)  
PROMINENT PROPERTIES  
647 DOWNER STREET
- PB 23-04 (*IN COMPLETENESS REVIEW*)  
WC SOUTH URBAN RENEWAL - WESTFIELD CROSSING  
418 SOUTH AVENUE EAST
- PB 23-05 (*IN COMPLETENESS REVIEW*)  
PSM 743 CENTRAL AVENUE  
743 CENTRAL AVENUE
- PB 23-06 (*IN COMPLETENESS REVIEW*)  
ELITE / MOHAMMED NASSER  
918 SOUTH AVENUE WEST
- PB 23-07 (*IN COMPLETENESS REVIEW*)  
BRONX REALTY, LLC  
184 ELM STREET

CARRIED

NONE



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P R O C E E D I N G S  
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CHAIRMAN ASH: Good evening.

Welcome to our regular meeting, April 2, 2023.

Notice of this meeting has been published in the  
Leader and our newspapers and listed on our town  
website. Can we start with the roll call, please?

MR. SAMMET: Sure. I'll start with  
the order on my sheet here. Chairman Ash.

CHAIRMAN ASH: Here.

MR. SAMMET: Vice-chair LaPlace.

MR. LAPLACE: Here.

MR. SAMMET: Mayor Brindle.

MAYOR BRINDLE: Here.

MR. SAMMET: Councilman Dardia.

COUNCILMAN DARDIA: Here.

MR. SAMMET: Chief Duelks.

CHIEF DUELKS: Here.

MR. SAMMET: Ms. Harrison.

MS. HARRISON: Here.

MR. SAMMET: Mr. Ceberio.

MR. CEBERIO: Here.

MR. SAMMET: Ms. Jansveld.

MS. JANSVELD: Here.

1 MR. SAMMET: Mr. Goldstein.

2 MR. GOLDSTEIN: Here.

3 MR. SAMMET: Ms. Carreras is absent  
4 this evening. And Ms. Freedman.

5 MS. FREEDMAN: Here.

6 MR. SAMMET: Thank you.

7 CHAIRMAN ASH: I wrote at number two  
8 on my agenda list, and I was making a note here  
9 for the transcript that we'd have the flag salute  
10 as Number 2 on the agenda going forward. I would  
11 prefer that. With that, the flag salute.

12 (Whereupon, the Pledge of Allegiance  
13 was recited.)

14 CHAIRMAN ASH: That takes us to our  
15 approval of minutes. We have our minutes from the  
16 regular meeting of February 6, 2023. It is a very  
17 thorough verbatim transcript of the evening. I'll  
18 accept a motion to approve.

19 MR. CEBERIO: I'll make that motion.

20 CHAIRMAN ASH: Thank you. And a  
21 second?

22 MS. JANSVELD: Second.

23 CHAIRMAN ASH: All those in favor.

24 BOARD MEMBERS: Aye.

25 CHAIRMAN ASH: Any opposed. Any

1 abstentions. All right. Thank you. There are no  
2 resolutions this evening. There are no carried  
3 appeals this evening.

4 That brings us to our new appeal; PB  
5 23-01, 610 North, LLC, 610 North Avenue East,  
6 Block: 3305, Lot: 4. Good evening.

7 MR. HEHL: Good evening,  
8 Mr. Chairman, Board Members. Stephen Hehl  
9 representing the Applicant, 610 North Avenue East.  
10 It's great to see everyone this evening. I  
11 appreciate you coming out.

12 As you're aware, this is a very  
13 exciting project. We were here -- I was just  
14 telling Greg -- when we did this presentation, it  
15 was virtual. So it's nice to see everyone in  
16 person. If you recall, we did receive preliminary  
17 and final site plan approval a couple of years ago  
18 to convert the former manufacturing facility to  
19 the indoor vertical farm that would be accompanied  
20 by a restaurant, teaching kitchen, event space,  
21 and ancillary uses. I don't know if any of you --  
22 I know some of you attended the ribbon-cutting  
23 opening. And it's really an exciting project for  
24 the Town of Westfield.

25 We are here this evening, and I want

1 to thank both your planner and engineer for their  
2 reports which are always very helpful in guiding  
3 us through the process. What we're seeking this  
4 evening is amended site plan approval to add just  
5 additional signage and some parking and lighting.  
6 And what we'll do is will take you through just  
7 briefly a recap of the previous approval, and then  
8 the amendments that we're seeking. And again,  
9 having the two reports, we think you'll be  
10 provided with more than adequate justification for  
11 the relief that we're seeking this evening. What  
12 I'd like to do is call upon Greg Redington, the  
13 Applicant. He and his wife are here this evening.  
14 They're the owners of the property; the ones  
15 behind us for this exciting project. Greg, why  
16 don't you come on up and you'll be sworn?

17 MS. MODESTINO: Do you want me to  
18 come?

19 MR. HEHL: You might as well come  
20 up, sure.

21 CHAIRMAN ASH: Good evening. Please  
22 raise your right hand.

23 GREG REDINGTON and MICHELLE  
24 MODESTINO, having been duly sworn, were examined  
25 and testified as follows:



1                   MR. HEHL: Why don't you, Greg, if  
2                   you first want to take us through with essentially  
3                   what was approved this far for this application?  
4                   And then, you can touch on the items that we're  
5                   seeking amendments for this evening.

6                   MR. REDINGTON: Sure. Greg  
7                   Redington, 120 North Chestnut Street, Westfield,  
8                   New Jersey. My wife, and I, Michelle Modestino,  
9                   we also own RedCom Design and Construction at 433  
10                  North Avenue East in Westfield. I wish we were  
11                  more detailed-oriented when we came around the  
12                  first time around, it would have saved us a night.  
13                  All the same, I'll try and get us out of here as  
14                  best I can so we can watch the game. But at the  
15                  time, there were so many variables we were trying  
16                  to nail down. There are six businesses all under  
17                  one roof, and we were trying to figure out the  
18                  needs for all of them. And the Township has been  
19                  very helpful with the redevelopment process.

20                  And so, on a few things, we  
21                  neglected to really consider the details of what  
22                  we think we need to have the building be a success  
23                  for Westfield and for RediFarms. And that  
24                  involves some signs, some ornamental and safety  
25                  lighting, small facade detail, as well as some

1 minor parking lot striping issues. This was a  
2 manufacturing building. It had been built at the  
3 turn of the century 100 years ago as a commercial  
4 Laundromat. For the last 50 or 60 years, it was  
5 owned by the Handler Manufacturing Company which  
6 made machines that made machines to help the  
7 dental industry. So it was a few generations back  
8 from anything you put in your mouth that was in  
9 the industry. It was a very well-known brand in  
10 the industry. It turns out that the owner of the  
11 company was the son-in-law of the founder, he was  
12 86, and when he heard that we wanted to save the  
13 building -- because all the other people wanted to  
14 tear it down and we wanted to put an agricultural  
15 use in there -- he said, "did you guys know that I  
16 graduated from Rutgers School of Agriculture 60  
17 years ago?" So he was very happy that the  
18 building was getting turned into that.

19 In the building, we have approval  
20 for an indoor vertical farm, store, a restaurant,  
21 a teaching kitchen, an event space, and then a  
22 501(c)(3) education component that Westfield was  
23 very gracious in helping us get. And here, we're  
24 just here tonight about a few just small details  
25 that, by ordinance, we need to come back.





1 small sign right there. I just want to mention  
2 that the large RediFarms sign will be a solid sign  
3 of solid material and then color. It will be lit  
4 from lighting that's hidden in the canopy, on top  
5 of the canopy of the entrance. The Herb & Roots  
6 sign will again be a solid-colored sign and will  
7 be lit by gooseneck lights that are hanging over.  
8 And the sign that's right above the door is going  
9 to be made of metal, rusted metal with lettering  
10 cut out of the metal. And so, there will be a  
11 subtle backlit to that sign so you'll be able to  
12 see it. And the sign is going to be about this  
13 big. (Indicating.) So that's the eastern side.  
14 So sorry, but the previous exhibit was the western  
15 side.

16 This rendering is of the eastern  
17 side in the front. Again, it's the RediFarms  
18 Market; that's the only sign we're looking for on  
19 the side. But this also highlights the blade sign  
20 that's sticking out of the building. Westfield  
21 does permit these. They limit them to 6 square  
22 feet. This is a square sign and it's 3-foot by  
23 3-foot. It's 9 square feet. We're asking for the  
24 exception just because we think people will miss  
25 it otherwise. Most blade signs in the downtown

1 area are when people are walking. Now, people are  
2 driving, so we're asking for a little relief on  
3 that.

4 The only other sign we're proposing  
5 for the front is literally a small little sign  
6 right next to the front door. I think it's 2-foot  
7 by 1-foot-6 that says RediFarms Education,  
8 RediFarms Teaching Kitchen, and Event space -- or  
9 something like that -- it's in your packet. And  
10 that will also be backlit just slightly with soft  
11 lettering. So that is essentially the signage  
12 without getting too far into the weeds. If you  
13 have any questions, we'd love to entertain those  
14 things.

15 But I do want to go back and touch  
16 on one other thing on the western elevation. If  
17 you look at where it says "Herb & Roots" in the  
18 center of the building surrounded by the black  
19 area, you'll notice that the facade steps up a  
20 little bit. That was not part of the original  
21 application. The facade came --

22 MAYOR BRINDLE: Can you point to  
23 where --

24 MR. REDINGTON: Yeah. (Indicating.)  
25 So you see how the brick steps up a little bit

1       there, that was not part of the original  
2       application.  It's just like a 3- or 4-foot raise.  
3       And what that's doing is we have an atrium glass  
4       ceiling that we're putting inside the building,  
5       and we're going to put a peak on that atrium so it  
6       has a little bit more of an aesthetic appeal from  
7       the inside.  We're also going to put a fireplace  
8       in there and we needed a chimney.  So those two  
9       things necessitated us having to raise that  
10      elevation a little bit.  It still meets all the  
11      ordinances, but it is a variation from what we  
12      showed initially, so we wanted to bring it to your  
13      attention.  And then we have an open trellis that  
14      we're going to hope to grow vines on.  It's open  
15      so it doesn't affect coverage or anything.  But  
16      again, I wanted to mention it to you.

17                    The other main thing that we're here  
18      for is the lighting.  I'll just bring up a copy of  
19      the package that you guys have already received.

20                    MR. HEHL:  Just identify what sheet  
21      that is.

22                    MR. REDINGTON:  You already have  
23      this in your packet; it's Sheet 03, and it's  
24      titled "Lighting and Landscaping."  And the  
25      difference, previously, we didn't include any

1     accent lighting of the building. All we included  
2     was the parking lot lights to meet the ordinance  
3     to get an exception from the ordinance; which we  
4     did. But when we got into the details, we  
5     realized we wanted to highlight some elements of  
6     the building. And so, that's what we're here for.

7                     What we're proposing is we're  
8     proposing small sconces to just highlight the  
9     architectural brick of the building across the  
10    front and down both sides.

11                    MS. MODESTINO: That's right here;  
12    the sconces. (Indicating.)

13                    MR. REDINGTON: Yeah. The small  
14    sconces Michelle is pointing out. And they're  
15    across the side of the building and across the  
16    front of the building; there're black dots. And  
17    then on the top, we wanted to highlight our green  
18    wall. So we have goosenecks across the top, and  
19    we're also going to have some ground-mounted  
20    lights shining up at it. I mentioned earlier  
21    we're going to have some lighting on top of the  
22    canopy to shine and light up the RediFarms sign.  
23    They won't be visible. And then we have some  
24    goosenecks to highlight the Herb & Roots sign as  
25    well. And we're also going to have a chandelier



1 coming down at the entry opening.

2 And then, if you'll flip that over,  
3 Michelle. So the blade sign will have lights  
4 shining on it from both sides. On the overhand  
5 and above the RediFarms Market we're going to have  
6 these classic antique goosenecks. And then down  
7 the alley, we're also going to have the sconces,  
8 and at the back door, we're going to have a  
9 wall-mounted sign lit up as well. Again,  
10 aesthetic, architectural, and safety are what  
11 these are pertaining to.

12 The only other thing, I don't even  
13 think I need to show a board for it, but we  
14 changed the striping layout on the eastern parking  
15 lot side. We had an area that was reserved for a  
16 transformer, we didn't know how big it was going  
17 to be. We've now found out how big it needs to  
18 be, and it needs to be on a concrete pad. And so  
19 we're electing to fence in the transformer as  
20 opposed to striping the asphalt.

21 MS. MODESTINO: You can actually see  
22 that right there. (Indicating.)

23 MR. REDINGTON: Yeah. It has to  
24 have a fence and a wall there. So that's a small  
25 change from the last time. So we set the signs,

1 the lighting, the facade change, and the parking  
2 lot striping. That's why we're here. Thank you  
3 very much.

4 MR. HEHL: Don't run away in case  
5 they have any questions. Thank you, Mr.  
6 Redington, and Michelle. And if the Board has any  
7 questions regarding these proposed changes.

8 MS. FREEDMAN: I had a couple of  
9 quick questions. One; it's beautiful, the signage  
10 is beautiful and it looks really great. These are  
11 just really small questions. It's called the  
12 "Greene Building" on the sketch on 6A. Can you  
13 tell us what that is?

14 MS. MODESTINO: Well, it's "Greene  
15 Building" with an "E" G-r-e-e-n-e because that was  
16 the architecture school that I went to at RPI, so  
17 the architecture school was the Greene Building.  
18 So when I met Greg, he was always coming to the  
19 Greene Building to see me. So we thought it was  
20 quite applicable since we're growing green things  
21 and our architectural background.

22 MS. FREEDMAN: That's great.

23 MS. MODESTINO: So instead of using  
24 our own names, we thought we would use "Greene."

25 MS. FREEDMAN: That's great.

1       Instead of red.  And then I have a non-signage  
2       question.  I know that everything meets ADA  
3       requirements because we talked about the parking  
4       the last time you were here.  But on the stairs  
5       that are -- I guess that would be facing the west  
6       or the western side -- it looks like there's a  
7       series of steps, but will the people come in on  
8       the other side of the building, is it accessible  
9       throughout that floor?

10                   MS. MODESTINO:  Yes.  Originally, we  
11       didn't have it, but we've made that so that they  
12       can come in either in the front or on the other  
13       side.  Although, the front has stairs too, so  
14       they'd have to come in the other parking lot.

15                   MS. FREEDMAN:  Right.  They can walk  
16       through the building.

17                   MS. MODESTINO:  Yes.

18                   MS. FREEDMAN:  Thank you.

19                   CHAIRMAN ASH:  Anyone else?

20       Mr. LaPlace.

21                   MR. SAMMET:  Can I just ask what the  
22       fence enclosure is you're proposing?  It looks  
23       like brick on the rendering.

24                   MS. MODESTINO:  It is.

25                   MR. SAMMET:  It is brick.

1 MS. MODESTINO: Matching red brick.

2 MR. REDINGTON: The one side that's  
3 parallel to North Avenue is going to be brick.  
4 And then there're two other angles across the back  
5 and they're going to be fence. And that's part of  
6 a PSE&G requirement because they need to be able  
7 to get to the transformer. So I have to have that  
8 huge gate, but it's ugly, so we're going to --

9 MS. MODESTINO: Yeah, it's at the  
10 back side.

11 MR. REDINGTON: -- to enclose it.

12 MR. LAPLACE: On lighting, I just  
13 wanted to get clear for the record that all the  
14 signage lighting it's all external illumination  
15 signage, right, there's no internal lighting  
16 inside?

17 MS. MODESTINO: Except for those two  
18 little ones that we talked about.

19 MR. LAPLACE: Don, there's no  
20 problem with those?

21 MR. SAMMET: No, there would be with  
22 that. Which signs are they?

23 MR. REDINGTON: No internal  
24 illumination.

25 MS. MODESTINO: Well, back.

1                   MR. SAMMET:   Okay.  Like halo...it's  
2                   almost like halo lighting.

3                   MS. MODESTINO:  You know like the  
4                   Guillotine sign in town?  It's a  
5                   rusted-metal-looking sign.

6                   MR. SAMMET:   Yes.

7                   MR. LAPLACE:   So full lighting  
8                   doesn't mean lit?

9                   MS. MODESTINO:  Backlit.  It's  
10                  backlit.

11                  MR. SAMMET:   That's fine.  That's in  
12                  compliance.

13                  MR. LAPLACE:   Okay, great.  And the  
14                  other lighting question I wanted to raise was on  
15                  the plans it says -- it looks like there's a new  
16                  proposed pole-mounted parking area light that's in  
17                  the easterly parking area going towards the  
18                  Garwood border.  I don't think you've mentioned  
19                  that; right?  It's that entrance on the eastern  
20                  part of your -- western side of your site.

21                  MR. REDINGTON:  Yeah.  I mentioned  
22                  that we were able to comply with lighting needs on  
23                  that side without the pole, but not as well.  So  
24                  the pole gives better lighting and since that's  
25                  going to be a public entrance for our store, we

1 thought instead of just making it with some wall  
2 lights, let's do it right and put the pole with  
3 the lighting down. Also, it will be symmetrical  
4 with the other side because we have one pole on  
5 the other side as well.

6 MR. LAPLACE: Okay. I just wanted  
7 to make sure that was in the discussion that there  
8 was an additional pole-mounted light. Usually, my  
9 next thing would be to pursue getting some of our  
10 Westfield decorative lighting fixtures along the  
11 front. But since we didn't bring that up during  
12 the original site plan, maybe that could be part  
13 of the future streetscape that we do for North  
14 Avenue. We can tackle that in the future. I  
15 assume there's adequate lighting in the front of  
16 the building.

17 MAYOR BRINDLE: Well, Chairman, if I  
18 can address that actually. Because, as they well  
19 know, one of the last things that Congressman  
20 Molinowski was able to secure before he left  
21 office was a \$400,000 grant for North Avenue from  
22 Elm Street all the way through here up to the  
23 Garwood border. And it's intended for sidewalks  
24 on both sides. And we're hoping to actually make  
25 it more potentially extensive than just sidewalks.

1 So I just was saying you mentioned on your signage  
2 about it's mostly driving, which is true, but our  
3 goal is to actually make this section from the  
4 Garwood border all the way into town a really safe  
5 pedestrian corridor with better lighting, better  
6 trees, wider sidewalks on both sides of the street  
7 with the vision that people could walk from  
8 RediFarms at the way to town and feel safe and  
9 secure doing that. So that grant has already been  
10 granted and it's in our capital budget this year.  
11 So we're working with -- I don't know if you've  
12 seen it, but there's all that development that's  
13 happening on North Avenue, so with all the  
14 property owners we're trying to create some  
15 consistency and design standards so it will feel  
16 very secure. We've also got Streetworks to  
17 provide some potentially guidance on what they  
18 might be considering downtown to see if we can  
19 create some kind of consistent level pedestrian  
20 experience all the way up to RediFarms.

21 MR. LAPLACE: Thank you, Mayor.  
22 Thank you.

23 MR. REDINGTON: You're welcome.  
24 Thank you.

25 CHAIRMAN ASH: Any other members of

1 the board, questions?

2 COUNCILMAN DARDIA: Michelle or  
3 Greg, the point that the Mayor just made about  
4 pedestrian making their way to RediFarms. I think  
5 there was some discussion previously about a bike  
6 rack. Is there still a bike rack present in the  
7 parking lot space?

8 MR. REDINGTON: Absolutely.

9 MS. MODESTINO: We noticed a couple  
10 of our employees biking from one building to the  
11 other. So I said I think we need that bike rack  
12 sooner rather than later.

13 COUNCILMAN DARDIA: There you go.  
14 That's great.

15 MR. LAPLACE: You always want to do  
16 that before they start locking them to trees.  
17 That always makes me so sad when I see people  
18 locking bikes on trees.

19 CHAIRMAN ASH: Any other members of  
20 the board have questions? All right. Are there  
21 any members of the public in attendance that have  
22 questions based on the testimony we just heard?  
23 Seeing none.

24 MR. HEHL: Thank you, Mr. Chairman.  
25 I would now like to briefly call upon Kate Keller



1       our professional planner to address, from a  
2       planning standpoint, the relief that we're seeking  
3       this evening.

4                       MS. KELLER:  Hi everybody, good  
5       evening, Chairman and Members of the Board.  
6       Kate Keller of Phillips, Preiss Grygiel Leheny  
7       Hughes, LLC.

8                       KATE KELLER, having been duly sworn,  
9       was examined and testified as follows:

10                      MR. HEHL:  I know you've appeared  
11       before this Board on numerous occasions.

12                      MS. KELLER:  Actually, the zoning  
13       board.  I have been before the town zoning board.  
14       I am a licensed professional planner in New  
15       Jersey.  My license is in good standing.  I've  
16       been licensed for about almost 10 years now.  And  
17       I have an undergraduate and master's degree in  
18       state planning from the University of  
19       Pennsylvania.

20                      MR. HEHL:  And you've been accepted  
21       as an expert?

22                      MS. KELLER:  Approximately by 80  
23       boards across the state.

24                      MR. HEHL:  Including Westfield?

25                      MS. KELLER:  Yes.  Including the

1 Westfield Zoning Board.

2 CHAIRMAN ASH: Any objections to  
3 Ms. Keller's qualifications as an expert in  
4 professional planning? All right. We accept your  
5 qualifications.

6 MR. HEHL: So I think you've heard  
7 the testimony earlier about the project. If you  
8 could provide an overview of the planning  
9 justification for what's affecting the deviations  
10 from the redevelopment plan?

11 MS. KELLER: Yeah. So I will be  
12 very brief. Between the testimony you just heard  
13 and your planner's letter, which did a very good  
14 job of addressing the variances and the deviations  
15 and how they fit into the overall scheme of the  
16 property. This is a case where we're looking for  
17 technically four variances that we're requesting  
18 tonight. Three are from the redevelopment plan,  
19 one is from your town signage ordinance. The same  
20 justification goes for both. We're under the c(2)  
21 criteria, which this board is familiar with; the  
22 purposes of zoning are advance, or, in this case,  
23 the purposes of the redevelopment plan, and that  
24 the benefits of deviating from the ordinance or  
25 redevelopment plan outweigh any detriments.

1                   Just to get the testimony on the  
2                   record, the variances that we're requesting are  
3                   for the number of signs on the side walls. As was  
4                   explained, this is a unique building where the  
5                   entrances will also be on the sides. So that's  
6                   three on the westerly side and two on the  
7                   easterly; where one is permitted. Sign area on  
8                   these sides; 25 square feet is permitted, 46.7  
9                   would be on the west and 28.6 on the east. And  
10                  then the height of the sign, that was explained  
11                  because of -- that's the one that's visible in  
12                  this image because of the unique logo and  
13                  branding. That's 10 feet is permitted where  
14                  12-feet-3-inches is proposed. And then finally,  
15                  there is the variance for the projected sign six  
16                  where 6 square feet is permitted and 9 square feet  
17                  are proposed.

18                         I think this is a case, as the  
19                         testimony has heard, this is a very unique  
20                         property. This is an adaptive reuse of a site  
21                         that is now going to be a mix of uses that are all  
22                         permitted here. As the plan has come into place  
23                         and as they've had -- as the actual operation has  
24                         started, the owners realized that they had a  
25                         vision for a more unique sign scheme that was not

1 contemplated as part of the redevelopment plan  
2 when that was initially prepared. I believe it  
3 meets the purposes of the redevelopment plan in  
4 terms of you're providing this synergistic mix of  
5 uses, it's a lively public realm, it has  
6 pedestrian access from three sides, and we just  
7 discussed the importance of the pedestrian  
8 improvements and the future on this corridor. And  
9 typically as the signs -- designs are  
10 (indiscernible) and these are all really a  
11 cohesive vision for this property for a mix of  
12 uses there.

13 In terms of negative criteria, I do  
14 not see any detriment to the public good. These  
15 are all signs that are not internally illuminated  
16 as you've just heard. They'll really serve to  
17 identify this site for traffic safety purposes as  
18 well as pedestrians. And in terms of the  
19 substantial impairment to the zone plan or the  
20 redevelopment plan, you know, this not something  
21 that's going to cause dramatic -- excuse me, no  
22 substantial impairment here. This is a  
23 single-site redevelopment plan and the needs of  
24 the user are unique to this site.

25 In conclusion, I think that the

1 criteria can be met and that the variances and the  
2 deviations can be granted.

3 MR. HEHL: Thank you. I appreciate  
4 your time. I have no further questions of  
5 Ms. Keller at this time.

6 CHAIRMAN ASH: Any questions from  
7 members of the Board?

8 MS. HARRISON: I have one small  
9 question. Is it the blade sign you said that's  
10 going to be 3-by-3?

11 MS. KELLER: Yes.

12 MS. HARRISON: Is it within the  
13 landscaped area and it doesn't protrude past into  
14 a sidewalk; is that correct?

15 MS. KELLER: Yes, it is in the  
16 landscaped area. We can see it if we can put the  
17 board up. (Indicating.) So there it is, it's  
18 over the hedgerow in this location.

19 MS. HARRISON: Okay. No problem.

20 CHAIRMAN ASH: Any other questions  
21 from members of the Board? All right.

22 MS. KELLER: Thank you.

23 CHAIRMAN ASH: Well, hold on. Hold  
24 on one second. Anyone from the public have a  
25 question? Okay. None.

1                   MR. HEHL: Thank you very much.  
2           Mr. Chairman, Board Members, we have no further  
3           witnesses this evening. Certainly, the people who  
4           have testified so far this evening are available  
5           if there are any further questions.

6                   CHAIRMAN ASH: Thank you. Don, is  
7           there anything that you would like to add?

8                   MR. SAMMET: I'll just say,  
9           Mr. Redington said something that really stuck out  
10          to me. You know when people ask for more signs  
11          than are permitted, larger signs than are  
12          permitted you always get concerned about  
13          over-signage on the property, sign clutter; for  
14          example. Here, we have a case where the amount of  
15          permitted signs on the street-facing facade, that  
16          North Avenue facade; they're not doing that.  
17          They're essentially taking signs and putting them  
18          on side walls where there are entrances to the  
19          buildings, and I'll dare say primary entrances to  
20          most of the space. So I have no concerns.

21                   CHAIRMAN ASH: Okay. Thank you.  
22          Members of the Board, that leaves it to us. Does  
23          anyone have a comment on the application?

24                   MR. LAPLACE: Thank you,  
25          Mr. Chairman. I'll state the obvious; it's an

1 exciting time in Westfield for exciting projects.  
2 And I think this is one of the most exciting ones.  
3 I have a real passion for historic preservation  
4 and to see this adaptive reuse happening in an  
5 industrial building. And industrial buildings are  
6 kind of rare in Westfield, so I'm really glad this  
7 one isn't going to disappear. I think signage and  
8 lighting changes that are part of this amended  
9 site plan application are very much in keeping  
10 with the industrial aesthetic that you've tried to  
11 create here in terms of that. Plus, you're adding  
12 this green element and kind of focal element.

13 I wanted to say, in terms of the  
14 variances for the signage, I think they're really  
15 appropriate. This is a very elegant, I think  
16 understated signage package that's being proposed.  
17 And I think the slightly larger projected sign and  
18 the larger overall sign area make sense because  
19 this is a rather large building. It has a very  
20 big footprint. I would liken it to the Lord and  
21 Taylor building which in the 90s when it was being  
22 expanded and there was a second-floor addition.  
23 Actually, it was granted signage variances for  
24 larger signage to accommodate their logo on  
25 different sides of the building. We put signage

1 facing the railroad. So I think this is sort of  
2 like. That sign ordinance, I know, particularly  
3 for the projecting signs, was really -- as someone  
4 stated earlier -- the thought was more about  
5 downtown buildings where you're closer to the  
6 facade, you're perhaps walking under the sign;  
7 that sort of thing. Kind of pedestrian scale.

8 In short, I think the signage and  
9 lighting changes and additions that you're  
10 proposing this evening make a lot sense for the  
11 site and enhance the overall design.

12 MAYOR BRINDLE: I'll just add to  
13 that. I think what you opened with that this is  
14 the largest building that people never notice  
15 couldn't have been more true. You know, I live in  
16 the neighborhood and drove by it for 20 years.  
17 And not until you guys talked about it, I drove  
18 by. I think what you're doing to it is worthy of  
19 note. And we want people to see it not only  
20 because obviously we want to bring business to  
21 RediFarms, but I think it's a really great  
22 entrance to Westfield from that side of town. And  
23 I think it's quite remarkable. I think it makes a  
24 statement about what they're going to expect as  
25 they enter. I think it's fantastic visually what



1 you all have done, a terrific job, in terms of I  
2 think elegantly recreating something that makes it  
3 modern but reflectively what's true to our  
4 history. So thank you both, I think it's great.

5 CHAIRMAN ASH: Anyone else? Well, I  
6 would also echo the comments by my fellow board  
7 members. I think you've taken on an interesting  
8 project that has unique challenges, and I think  
9 you're coming up with -- I'm going to use your  
10 word "elegant" solution to some of these problems  
11 and it's commendable.

12 And with that, I would make a motion  
13 to approve the application with the three  
14 variances and one exception as proposed.

15 MR. TREMBULAK: Well, three  
16 deviations from the redevelopment plan, and one  
17 sign variance or, essentially, four variances.

18 CHAIRMAN ASH: Four variances based  
19 on the testimony and the exhibits of record this  
20 evening.

21 MR. GOLDSTEIN: You made the motion,  
22 so I'll second that.

23 CHAIRMAN ASH: Second over there.  
24 Roll call, please.

25 MR. SAMMET: Certainly. I'll go

1 around the dais. Chief Duels.

2 CHIEF DUELS: Yes.

3 MR. SAMMET: Ms. Freedman.

4 MS. FREEDMAN: Yes.

5 MR. SAMMET: Mr. Goldstein.

6 MR. GOLDSTEIN: Yes.

7 MR. SAMMET: Mr. Ceberio.

8 MR. CEBERIO: Yes.

9 MR. SAMMET: Chairman Ash.

10 CHAIRMAN ASH: Yes.

11 MR. SAMMET: Vice-chair LaPlace.

12 MR. LAPLACE: Yes.

13 MR. SAMMET: Mayor Brindle.

14 MAYOR BRINDLE: Yes.

15 MR. SAMMET: Councilman Dardia.

16 COUNCILMAN DARDIA: Yes.

17 MR. SAMMET: Ms. Harrison.

18 MS. HARRISON: Yes.

19 MR. SAMMET: Ms. Jansveld.

20 MS. JANSVELD: Yes.

21 CHAIRMAN ASH: Thank you very much.

22 MAYOR BRINDLE: Thank you all.

23 Great job.

24 MR. HEHL: Thank you all very much.

25 We appreciate your time and appreciate the

1 professionals and staff working with us also.

2 Have a great night and enjoy the game.

3 CHAIRMAN ASH: Thank you. I move to  
4 adjourn. All in favor.

5 BOARD MEMBERS: Aye.

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8 (The meeting was adjourned at

9 8:07 p.m.)

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<b>\$</b>	<b>501(c)(3)</b> [1] - 10:22	<b>address</b> [3] - 11:23, 22:18, 25:1	7:17, 8:4, 8:7, 10:19	<b>best</b> [1] - 9:14
<b>\$400,000</b> [1] - 22:21	<b>6</b>	<b>addressing</b> [1] - 26:14	<b>APPROVE</b> [1] - 4:12	<b>better</b> [3] - 21:24, 23:5
<b>0</b>	<b>6</b> [5] - 3:5, 6:16, 13:21, 27:16	<b>adequate</b> [2] - 8:10, 22:15	<b>approve</b> [2] - 6:18, 33:13	<b>between</b> [2] - 12:6, 26:12
<b>03</b> [1] - 15:23	<b>60</b> [2] - 10:4, 10:16	<b>adjourn</b> [1] - 35:4	<b>approved</b> [1] - 9:3	<b>big</b> [4] - 13:13, 17:16, 17:17, 31:20
<b>1</b>	<b>610</b> [6] - 2:23, 4:4, 4:4, 7:5, 7:9	<b>ADOPTED</b> [1] - 1:10	<b>April</b> [2] - 1:11, 5:5	<b>biggest</b> [1] - 11:8
<b>1</b> [1] - 3:13	<b>647</b> [1] - 3:14	<b>ADOPTION</b> [1] - 3:6	<b>architectural</b> [4] - 12:10, 16:9, 17:10, 18:21	<b>bike</b> [3] - 24:5, 24:6, 24:11
<b>1-foot-6</b> [1] - 14:7	<b>6A</b> [1] - 18:12	<b>advance</b> [1] - 26:22	<b>architecture</b> [2] - 18:16, 18:17	<b>bikes</b> [1] - 24:18
<b>10</b> [3] - 12:8, 25:16, 27:13	<b>7</b>	<b>aesthetic</b> [3] - 15:6, 17:10, 31:10	<b>area</b> [9] - 14:1, 14:19, 17:15, 21:16, 21:17, 27:7, 29:13, 29:16, 31:18	<b>biking</b> [1] - 24:10
<b>100</b> [2] - 10:3, 12:6	<b>7</b> [1] - 4:5	<b>affect</b> [1] - 15:15	<b>AS</b> [2] - 1:10, 4:13	<b>bit</b> [4] - 14:20, 14:25, 15:6, 15:10
<b>110</b> [1] - 12:8	<b>743</b> [2] - 3:18, 3:18	<b>affecting</b> [1] - 26:9	<b>Ash</b> [2] - 5:10, 34:9	<b>black</b> [3] - 12:20, 14:18, 16:16
<b>12-feet-3-inches</b> [1] - 27:14	<b>7:30</b> [1] - 1:13	<b>agenda</b> [2] - 6:8, 6:10	<b>ASH</b> [24] - 2:2, 5:4, 5:11, 6:7, 6:14, 6:20, 6:23, 6:25, 8:21, 19:19, 23:25, 24:19, 26:2, 29:6, 29:20, 29:23, 30:6, 30:21, 33:5, 33:18, 33:23, 34:10, 34:21, 35:3	<b>blade</b> [4] - 13:19, 13:25, 17:3, 29:9
<b>120</b> [1] - 9:7	<b>8</b>	<b>ago</b> [3] - 7:17, 10:3, 10:17	<b>ASHENFELTER</b> [1] - 2:19	<b>Block</b> [1] - 7:6
<b>180</b> [1] - 11:13	<b>8</b> [2] - 4:7, 4:8	<b>agricultural</b> [1] - 10:14	<b>ASIMA</b> [1] - 2:9	<b>BLOCK</b> [1] - 4:5
<b>184</b> [1] - 3:22	<b>80</b> [1] - 25:22	<b>Agriculture</b> [1] - 10:16	<b>asphalt</b> [1] - 17:20	<b>BOARD</b> [4] - 1:2, 2:21, 6:24, 35:5
<b>2</b>	<b>86</b> [1] - 10:12	<b>AL</b> [1] - 2:22	<b>assume</b> [1] - 22:15	<b>board</b> [8] - 17:13, 24:1, 24:20, 25:13, 26:21, 29:17, 33:6
<b>2</b> [2] - 5:5, 6:10	<b>8:07</b> [1] - 35:9	<b>ALAN</b> [1] - 2:20	<b>atrium</b> [2] - 15:3, 15:5	<b>Board</b> [9] - 7:8, 18:6, 25:5, 25:11, 26:1, 29:7, 29:21, 30:2, 30:22
<b>2-foot</b> [1] - 14:6	<b>9</b>	<b>ALEXANDRA</b> [1] - 2:17	<b>attendance</b> [1] - 24:21	<b>boards</b> [1] - 25:23
<b>20</b> [2] - 12:9, 32:16	<b>9</b> [2] - 13:23, 27:16	<b>Allegiance</b> [1] - 6:12	<b>attended</b> [1] - 7:22	<b>border</b> [3] - 21:18, 22:23, 23:4
<b>2023</b> [5] - 1:11, 3:5, 3:13, 5:5, 6:16	<b>90s</b> [1] - 31:21	<b>alley</b> [1] - 17:7	<b>attention</b> [1] - 15:13	<b>brand</b> [1] - 10:9
<b>23-01</b> [2] - 4:3, 7:5	<b>918</b> [1] - 3:20	<b>almost</b> [2] - 21:2, 25:16	<b>Attorney</b> [2] - 2:21, 2:23	<b>branding</b> [1] - 27:13
<b>23-03</b> [1] - 3:13	<b>A</b>	<b>ALTERNATE</b> [2] - 2:11, 2:17	<b>available</b> [1] - 30:4	<b>brick</b> [8] - 11:13, 14:25, 16:9, 19:23, 19:25, 20:1, 20:3
<b>23-04</b> [1] - 3:15	<b>able</b> [4] - 13:11, 20:6, 21:22, 22:20	<b>amended</b> [2] - 8:4, 31:8	<b>AVE</b> [1] - 4:4	<b>brief</b> [1] - 26:12
<b>23-05</b> [1] - 3:17	<b>absent</b> [1] - 6:3	<b>amendments</b> [2] - 8:8, 9:5	<b>Avenue</b> [9] - 7:5, 7:9, 9:10, 11:14, 20:3, 22:14, 22:21, 23:13, 30:16	<b>briefly</b> [2] - 8:7, 24:25
<b>23-06</b> [1] - 3:19	<b>absolutely</b> [1] - 24:8	<b>amount</b> [1] - 30:14	<b>AVENUE</b> [5] - 3:16, 3:18, 3:18, 3:20, 4:4	<b>Brindle</b> [2] - 5:14, 34:13
<b>23-07</b> [1] - 3:21	<b>abstentions</b> [1] - 7:1	<b>ANASTASIA</b> [1] - 2:7	<b>aware</b> [1] - 7:12	<b>BRINDLE</b> [7] - 2:4, 5:15, 14:22, 22:17, 32:12, 34:14, 34:22
<b>25</b> [2] - 4:8, 27:8	<b>accent</b> [1] - 16:1	<b>ancillary</b> [1] - 7:21	<b>aye</b> [2] - 6:24, 35:5	<b>bring</b> [4] - 15:12, 15:18, 22:11, 32:20
<b>28.6</b> [1] - 27:9	<b>accept</b> [2] - 6:18, 26:4	<b>angles</b> [1] - 20:4	<b>B</b>	<b>brings</b> [1] - 7:4
<b>3</b>	<b>accepted</b> [1] - 25:20	<b>ANN</b> [1] - 2:11	<b>background</b> [1] - 18:21	<b>Broad</b> [1] - 1:12
<b>3</b> [2] - 1:11, 15:2	<b>access</b> [1] - 28:6	<b>antique</b> [1] - 17:6	<b>backlit</b> [4] - 13:11, 14:10, 21:9, 21:10	<b>BRONX</b> [1] - 3:22
<b>3-by-3</b> [1] - 29:10	<b>accessible</b> [1] - 19:8	<b>appeal</b> [2] - 7:4, 15:6	<b>based</b> [2] - 24:22, 33:18	<b>budget</b> [1] - 23:10
<b>3-foot</b> [2] - 13:22, 13:23	<b>accommodate</b> [1] - 31:24	<b>appeals</b> [1] - 7:3	<b>BATTAGLIA</b> [1] - 2:14	<b>Building</b> [5] - 1:12, 18:12, 18:15, 18:17, 18:19
<b>33</b> [1] - 4:13	<b>accompanied</b> [1] - 7:19	<b>appeared</b> [1] - 25:10	<b>beautiful</b> [2] - 18:9, 18:10	<b>building</b> [29] - 9:22, 10:2, 10:13, 10:18, 10:19, 11:8, 11:12, 11:18, 11:20, 11:23, 12:3, 13:20, 14:18, 15:4, 16:1, 16:6, 16:9, 16:15, 16:16, 19:8, 19:16, 22:16,
<b>3305</b> [2] - 4:5, 7:6	<b>acknowledged</b> [1] - 11:5	<b>applicable</b> [2] - 11:16, 18:20	<b>behind</b> [1] - 8:15	
<b>4</b>	<b>actual</b> [1] - 27:23	<b>APPLICANT</b> [1] - 2:23	<b>benefits</b> [1] - 26:24	
<b>4</b> [2] - 4:5, 7:6	<b>ADA</b> [1] - 19:2	<b>Applicant</b> [2] - 7:9, 8:13		
<b>4-foot</b> [1] - 15:2	<b>adaptive</b> [2] - 27:20, 31:4	<b>application</b> [6] - 9:3, 14:21, 15:2, 30:23, 31:9, 33:13		
<b>418</b> [1] - 3:16	<b>add</b> [3] - 8:4, 30:7, 32:12	<b>APPLICATION</b> [1] - 4:13		
<b>425</b> [1] - 1:12	<b>adding</b> [1] - 31:11	<b>appreciate</b> [4] - 7:11, 29:3, 34:25		
<b>433</b> [1] - 9:9	<b>addition</b> [1] - 31:22	<b>appropriate</b> [1] - 31:15		
<b>46.7</b> [1] - 27:8	<b>additional</b> [2] - 8:5, 22:8	<b>APPROVAL</b> [1] - 3:5		
<b>5</b>	<b>additions</b> [1] - 32:9	<b>approval</b> [5] - 6:15,		
<b>5</b> [2] - 3:3, 3:4				
<b>50</b> [1] - 10:4				

<p>24:10, 27:4, 31:5, 31:19, 31:21, 31:25, 32:14</p> <p><b>buildings</b> [3] - 30:19, 31:5, 32:5</p> <p><b>built</b> [1] - 10:2</p> <p><b>business</b> [1] - 32:20</p> <p><b>businesses</b> [1] - 9:16</p> <p><b>BY</b> [4] - 2:20, 2:22, 3:3, 4:5</p>	<p><b>CHIEF</b> [3] - 2:10, 5:19, 34:2</p> <p><b>Chief</b> [1] - 34:1</p> <p><b>chief</b> [1] - 5:18</p> <p><b>chimney</b> [1] - 15:8</p> <p><b>classic</b> [1] - 17:6</p> <p><b>clear</b> [1] - 20:13</p> <p><b>closer</b> [1] - 32:5</p> <p><b>clutter</b> [1] - 30:13</p> <p><b>cohesive</b> [1] - 28:11</p> <p><b>color</b> [1] - 13:3</p> <p><b>colored</b> [1] - 13:6</p> <p><b>coming</b> [4] - 7:11, 17:1, 18:18, 33:9</p> <p><b>Commencing</b> [1] - 1:13</p> <p><b>commendable</b> [1] - 33:11</p> <p><b>comment</b> [1] - 30:23</p> <p><b>comments</b> [1] - 33:6</p> <p><b>commercial</b> [1] - 10:3</p> <p><b>Company</b> [1] - 10:5</p> <p><b>company</b> [1] - 10:11</p> <p><b>COMPLETENESS</b> [4] - 3:15, 3:17, 3:19, 3:21</p> <p><b>compliance</b> [1] - 21:12</p> <p><b>compliant</b> [1] - 11:6</p> <p><b>comply</b> [1] - 21:22</p> <p><b>component</b> [1] - 10:22</p> <p><b>concerned</b> [1] - 30:12</p> <p><b>concerns</b> [1] - 30:20</p> <p><b>conclusion</b> [1] - 28:25</p> <p><b>concrete</b> [1] - 17:18</p> <p><b>Congressman</b> [1] - 22:19</p> <p><b>consider</b> [1] - 9:21</p> <p><b>considering</b> [1] - 23:18</p> <p><b>consistency</b> [1] - 23:15</p> <p><b>consistent</b> [1] - 23:19</p> <p><b>Construction</b> [1] - 9:9</p> <p><b>contemplated</b> [1] - 28:1</p> <p><b>convert</b> [1] - 7:18</p> <p><b>copy</b> [1] - 15:18</p> <p><b>correct</b> [1] - 29:14</p> <p><b>corridor</b> [2] - 23:5, 28:8</p> <p><b>COUNCIL</b> [1] - 2:5</p> <p><b>councilman</b> [2] - 5:16, 34:15</p> <p><b>COUNCILMAN</b> [5] - 2:5, 5:17, 24:2, 24:13, 34:16</p> <p><b>couple</b> [3] - 7:17, 18:8, 24:9</p>	<p><b>coverage</b> [1] - 15:15</p> <p><b>create</b> [3] - 23:14, 23:19, 31:11</p> <p><b>criteria</b> [3] - 26:21, 28:13, 29:1</p> <p><b>CROSSING</b> [1] - 3:16</p> <p><b>cut</b> [1] - 13:10</p> <p><b>cutting</b> [1] - 7:22</p>	<p>22:3</p> <p><b>DOWNER</b> [1] - 3:14</p> <p><b>downtown</b> [3] - 13:25, 23:18, 32:5</p> <p><b>dramatic</b> [1] - 28:21</p> <p><b>driving</b> [2] - 14:2, 23:2</p> <p><b>drove</b> [2] - 32:16, 32:17</p> <p><b>DUELKS</b> [3] - 2:10, 5:19, 34:2</p> <p><b>Duelks</b> [2] - 5:18, 34:1</p> <p><b>duly</b> [2] - 8:24, 25:8</p> <p><b>during</b> [1] - 22:11</p>	<p><b>ET</b> [1] - 2:22</p> <p><b>evening</b> [20] - 5:4, 6:4, 6:17, 7:2, 7:3, 7:6, 7:7, 7:10, 7:25, 8:4, 8:11, 8:13, 8:21, 9:5, 25:3, 25:5, 30:3, 30:4, 32:10, 33:20</p> <p><b>Event</b> [1] - 14:8</p> <p><b>event</b> [2] - 7:20, 10:21</p> <p><b>examined</b> [2] - 8:24, 25:9</p> <p><b>example</b> [1] - 30:14</p> <p><b>except</b> [1] - 20:17</p> <p><b>exception</b> [4] - 12:15, 13:24, 16:3, 33:14</p> <p><b>exciting</b> [6] - 7:13, 7:23, 8:15, 31:1, 31:2</p> <p><b>excuse</b> [1] - 28:21</p> <p><b>EXHIBIT</b> [1] - 4:10</p> <p><b>exhibit</b> [1] - 13:14</p> <p><b>exhibits</b> [1] - 33:19</p> <p><b>expanded</b> [1] - 31:22</p> <p><b>expect</b> [1] - 32:24</p> <p><b>experience</b> [1] - 23:20</p> <p><b>expert</b> [2] - 25:21, 26:3</p> <p><b>explained</b> [2] - 27:4, 27:10</p> <p><b>extensive</b> [1] - 22:25</p> <p><b>external</b> [1] - 20:14</p> <p><b>extra</b> [1] - 12:8</p> <p><b>extremities</b> [1] - 12:13</p>
<b>C</b>		<b>D</b>	<b>E</b>	<b>F</b>
<p><b>c(2)</b> [1] - 26:20</p> <p><b>CALL</b> [1] - 3:4</p> <p><b>canopy</b> [3] - 13:4, 13:5, 16:22</p> <p><b>capital</b> [1] - 23:10</p> <p><b>CARRERAS</b> [1] - 2:17</p> <p><b>carreras</b> [1] - 6:3</p> <p><b>CARRIED</b> [1] - 3:23</p> <p><b>carried</b> [1] - 7:2</p> <p><b>case</b> [6] - 11:19, 18:4, 26:16, 26:22, 27:18, 30:14</p> <p><b>ceberio</b> [2] - 5:22, 34:7</p> <p><b>CEBERIO</b> [4] - 2:6, 5:23, 6:19, 34:8</p> <p><b>ceiling</b> [1] - 15:4</p> <p><b>center</b> [1] - 14:18</p> <p><b>CENTRAL</b> [2] - 3:18, 3:18</p> <p><b>century</b> [1] - 10:3</p> <p><b>certainly</b> [2] - 30:3, 33:25</p> <p><b>chair</b> [2] - 5:12, 34:11</p> <p><b>CHAIRMAN</b> [26] - 2:2, 2:3, 3:3, 5:4, 5:11, 6:7, 6:14, 6:20, 6:23, 6:25, 8:21, 19:19, 23:25, 24:19, 26:2, 29:6, 29:20, 29:23, 30:6, 30:21, 33:5, 33:18, 33:23, 34:10, 34:21, 35:3</p> <p><b>Chairman</b> [6] - 5:10, 7:8, 22:17, 24:24, 25:5, 30:25</p> <p><b>chairman</b> [2] - 30:2, 34:9</p> <p><b>challenges</b> [1] - 33:8</p> <p><b>chance</b> [1] - 12:4</p> <p><b>chandelier</b> [1] - 16:25</p> <p><b>change</b> [2] - 17:25, 18:1</p> <p><b>changed</b> [1] - 17:14</p> <p><b>changes</b> [3] - 18:7, 31:8, 32:9</p> <p><b>Chestnut</b> [1] - 9:7</p>	<p><b>dais</b> [1] - 34:1</p> <p><b>Dardia</b> [2] - 5:16, 34:15</p> <p><b>DARDIA</b> [5] - 2:5, 5:17, 24:2, 24:13, 34:16</p> <p><b>dare</b> [1] - 30:19</p> <p><b>DAVID</b> [1] - 2:14</p> <p><b>decorative</b> [1] - 22:10</p> <p><b>degree</b> [1] - 25:17</p> <p><b>dental</b> [1] - 10:7</p> <p><b>DEPARTMENT</b> [1] - 2:10</p> <p><b>DESCRIPTION</b> [1] - 4:10</p> <p><b>design</b> [2] - 23:15, 32:11</p> <p><b>Design</b> [1] - 9:9</p> <p><b>DESIGNEE</b> [1] - 2:4</p> <p><b>designs</b> [1] - 28:9</p> <p><b>detail</b> [1] - 9:25</p> <p><b>detailed</b> [1] - 9:11</p> <p><b>detailed-oriented</b> [1] - 9:11</p> <p><b>details</b> [4] - 9:21, 10:24, 12:10, 16:4</p> <p><b>detriment</b> [1] - 28:14</p> <p><b>detriments</b> [1] - 26:25</p> <p><b>development</b> [1] - 23:12</p> <p><b>deviating</b> [1] - 26:24</p> <p><b>deviations</b> [4] - 26:9, 26:14, 29:2, 33:16</p> <p><b>difference</b> [1] - 15:25</p> <p><b>different</b> [2] - 12:14, 31:25</p> <p><b>disappear</b> [1] - 31:7</p> <p><b>discussed</b> [1] - 28:7</p> <p><b>discussion</b> [2] - 22:7, 24:5</p> <p><b>DON</b> [1] - 2:13</p> <p><b>Don</b> [1] - 30:6</p> <p><b>don</b> [1] - 20:19</p> <p><b>done</b> [1] - 33:1</p> <p><b>door</b> [3] - 13:8, 14:6, 17:8</p> <p><b>dots</b> [1] - 16:16</p> <p><b>down</b> [6] - 9:16, 10:14, 16:10, 17:1, 17:6,</p>	<p><b>east</b> [4] - 1:12, 7:5, 7:9, 9:10</p> <p><b>east</b> [1] - 27:9</p> <p><b>easterly</b> [2] - 21:17, 27:7</p> <p><b>eastern</b> [4] - 13:13, 13:16, 17:14, 21:19</p> <p><b>echo</b> [1] - 33:6</p> <p><b>Education</b> [1] - 14:7</p> <p><b>education</b> [1] - 10:22</p> <p><b>either</b> [2] - 11:12, 19:12</p> <p><b>electing</b> [1] - 17:19</p> <p><b>elegant</b> [2] - 31:15, 33:10</p> <p><b>elegantly</b> [1] - 33:2</p> <p><b>element</b> [2] - 31:12</p> <p><b>elements</b> [1] - 16:5</p> <p><b>elevation</b> [2] - 14:16, 15:10</p> <p><b>ELITE</b> [1] - 3:20</p> <p><b>Elm</b> [1] - 22:22</p> <p><b>ELM</b> [1] - 3:22</p> <p><b>employees</b> [1] - 24:10</p> <p><b>enclose</b> [1] - 20:11</p> <p><b>enclosure</b> [1] - 19:22</p> <p><b>engineer</b> [1] - 8:1</p> <p><b>ENGINEER</b> [1] - 2:14</p> <p><b>enhance</b> [1] - 32:11</p> <p><b>enjoy</b> [1] - 35:2</p> <p><b>enter</b> [1] - 32:25</p> <p><b>entertain</b> [1] - 14:13</p> <p><b>entrance</b> [5] - 12:19, 13:5, 21:19, 21:25, 32:22</p> <p><b>entrances</b> [4] - 11:22, 27:5, 30:18, 30:19</p> <p><b>entry</b> [1] - 17:1</p> <p><b>ESQ</b> [3] - 2:20, 2:22, 4:5</p> <p><b>essentially</b> [5] - 9:2, 12:4, 14:11, 30:17, 33:17</p>	<p><b>facade</b> [8] - 9:25, 11:2, 14:19, 14:21, 18:1, 30:15, 30:16, 32:6</p> <p><b>face</b> [1] - 12:18</p> <p><b>facility</b> [1] - 7:18</p> <p><b>facing</b> [3] - 19:5, 30:15, 32:1</p> <p><b>familiar</b> [1] - 26:21</p> <p><b>fantastic</b> [1] - 32:25</p> <p><b>far</b> [3] - 9:3, 14:12, 30:4</p> <p><b>farm</b> [2] - 7:19, 10:20</p> <p><b>favor</b> [2] - 6:23, 35:4</p> <p><b>FEBRUARY</b> [1] - 3:5</p> <p><b>February</b> [1] - 6:16</p> <p><b>feet</b> [10] - 11:13, 12:6, 12:8, 12:9, 13:22, 13:23, 27:8, 27:13, 27:16</p> <p><b>fellow</b> [1] - 33:6</p> <p><b>fence</b> [4] - 17:19, 17:24, 19:22, 20:5</p> <p><b>few</b> [3] - 9:20, 10:7, 10:24</p>	

<p><b>figure</b> [1] - 9:17  <b>final</b> [1] - 7:17  <b>finally</b> [1] - 27:14  <b>fine</b> [1] - 21:11  <b>FIRE</b> [1] - 2:10  <b>fireplace</b> [1] - 15:7  <b>first</b> [2] - 9:2, 9:12  <b>FIRST</b> [1] - 2:17  <b>fit</b> [1] - 26:15  <b>fixtures</b> [1] - 22:10  <b>flag</b> [2] - 6:9, 6:11  <b>flip</b> [1] - 17:2  <b>floor</b> [2] - 19:9, 31:22  <b>focal</b> [1] - 31:12  <b>follows</b> [2] - 8:25, 25:9  <b>footprint</b> [1] - 31:20  <b>FOR</b> [1] - 3:13  <b>former</b> [1] - 4:7  <b>forward</b> [1] - 6:10  <b>founder</b> [1] - 10:11  <b>four</b> [3] - 26:17, 33:17, 33:18  <b>FREEDMAN</b> [8] - 2:11, 6:5, 18:8, 18:22, 18:25, 19:15, 19:18, 34:4  <b>Freedman</b> [1] - 6:4  <b>freedman</b> [1] - 34:3  <b>front</b> [14] - 11:18, 11:19, 12:2, 12:6, 12:7, 13:17, 14:5, 14:6, 16:10, 16:16, 19:12, 19:13, 22:11, 22:15  <b>full</b> [1] - 21:7  <b>future</b> [3] - 22:13, 22:14, 28:8</p>	<p><b>grant</b> [2] - 22:21, 23:9  <b>granted</b> [3] - 23:10, 29:2, 31:23  <b>great</b> [10] - 7:10, 18:10, 18:22, 18:25, 21:13, 24:14, 32:21, 33:4, 34:23, 35:2  <b>green</b> [3] - 16:17, 18:20, 31:12  <b>Greene</b> [5] - 18:12, 18:14, 18:17, 18:19, 18:24  <b>GREENE</b> [1] - 18:15  <b>greg</b> [2] - 8:15, 9:6  <b>Greg</b> [5] - 7:14, 8:12, 9:1, 18:18, 24:3  <b>GREG</b> [1] - 8:23  <b>GREGORY</b> [1] - 4:7  <b>ground</b> [1] - 16:19  <b>ground-mounted</b> [1] - 16:19  <b>grow</b> [1] - 15:14  <b>growing</b> [1] - 18:20  <b>Grygiel</b> [1] - 25:6  <b>guess</b> [1] - 19:5  <b>guidance</b> [1] - 23:17  <b>guiding</b> [1] - 8:2  <b>Guillotine</b> [1] - 21:4  <b>guys</b> [3] - 10:15, 15:19, 32:17</p>	<p><b>helping</b> [1] - 10:23  <b>Herb</b> [4] - 12:21, 13:5, 14:17, 16:24  <b>hi</b> [1] - 25:4  <b>hidden</b> [1] - 13:4  <b>highlight</b> [4] - 16:5, 16:8, 16:17, 16:24  <b>highlights</b> [1] - 13:19  <b>historic</b> [1] - 31:3  <b>history</b> [1] - 33:4  <b>hold</b> [2] - 29:23  <b>hope</b> [1] - 15:14  <b>hoping</b> [1] - 22:24  <b>huge</b> [1] - 20:8  <b>Hughes</b> [1] - 25:7  <b>hurt</b> [1] - 12:13</p>	<p style="text-align: center;"><b>J</b></p> <p><b>jansveld</b> [2] - 5:24, 34:19  <b>JANSVELD</b> [4] - 2:9, 5:25, 6:22, 34:20  <b>JAVERBAUM</b> [1] - 2:22  <b>Jersey</b> [3] - 1:13, 9:8, 25:15  <b>job</b> [3] - 26:14, 33:1, 34:23  <b>justification</b> [3] - 8:10, 26:9, 26:20</p>	<p><b>leaves</b> [1] - 30:22  <b>left</b> [1] - 22:20  <b>Leheny</b> [1] - 25:6  <b>letter</b> [1] - 26:13  <b>lettering</b> [2] - 13:9, 14:11  <b>level</b> [1] - 23:19  <b>LIAISON</b> [1] - 2:5  <b>license</b> [1] - 25:15  <b>licensed</b> [2] - 25:14, 25:16  <b>light</b> [3] - 16:22, 21:16, 22:8  <b>lighting</b> [22] - 8:5, 9:25, 11:2, 13:4, 15:18, 16:1, 16:21, 18:1, 20:12, 20:14, 20:15, 21:2, 21:7, 21:14, 21:22, 21:24, 22:3, 22:10, 22:15, 23:5, 31:8, 32:9  <b>Lighting</b> [1] - 15:24  <b>lights</b> [5] - 13:7, 16:2, 16:20, 17:3, 22:2  <b>liken</b> [1] - 31:20  <b>limit</b> [1] - 13:21  <b>lined</b> [1] - 12:15  <b>list</b> [1] - 6:8  <b>listed</b> [1] - 5:7  <b>lit</b> [4] - 13:3, 13:7, 17:9, 21:8  <b>literally</b> [1] - 14:5  <b>live</b> [1] - 32:15  <b>lively</b> [1] - 28:5  <b>LLC</b> [5] - 2:23, 3:22, 4:4, 7:5, 25:7  <b>LLP</b> [1] - 2:20  <b>location</b> [1] - 29:18  <b>locking</b> [2] - 24:16, 24:18  <b>logo</b> [5] - 12:10, 12:14, 27:12, 31:24  <b>look</b> [2] - 12:5, 14:17  <b>looking</b> [3] - 13:18, 21:5, 26:16  <b>looks</b> [4] - 18:10, 19:6, 19:22, 21:15  <b>Lord</b> [1] - 31:20  <b>LOT</b> [1] - 4:5  <b>love</b> [1] - 14:13  <b>Lumber</b> [1] - 11:10</p>
<p style="text-align: center;"><b>G</b></p> <p><b>game</b> [2] - 9:14, 35:2  <b>Garwood</b> [3] - 21:18, 22:23, 23:4  <b>gate</b> [1] - 20:8  <b>general</b> [2] - 11:6, 11:25  <b>generations</b> [1] - 10:7  <b>glad</b> [1] - 31:6  <b>glass</b> [1] - 15:3  <b>goal</b> [1] - 23:3  <b>GOLDSTEIN</b> [4] - 2:8, 6:2, 33:21, 34:6  <b>goldstein</b> [2] - 6:1, 34:5  <b>GOLIA</b> [1] - 2:19  <b>gooseneck</b> [1] - 13:7  <b>goosenecks</b> [3] - 16:18, 16:24, 17:6  <b>gracious</b> [1] - 10:23  <b>graduated</b> [1] - 10:16</p>	<p style="text-align: center;"><b>H</b></p> <p><b>halo</b> [1] - 21:2  <b>halo...it's</b> [1] - 21:1  <b>hand</b> [1] - 8:22  <b>Handler</b> [1] - 10:5  <b>hanging</b> [1] - 13:7  <b>happy</b> [1] - 10:17  <b>harrison</b> [1] - 34:17  <b>HARRISON</b> [6] - 2:7, 5:21, 29:8, 29:12, 29:19, 34:18  <b>Harrison</b> [1] - 5:20  <b>hazard</b> [1] - 11:21  <b>heard</b> [6] - 10:12, 24:22, 26:6, 26:12, 27:19, 28:16  <b>HEARING</b> [1] - 1:5  <b>hedgerow</b> [1] - 29:18  <b>HEHL</b> [16] - 2:22, 4:5, 7:7, 8:19, 9:1, 11:1, 15:20, 18:4, 24:24, 25:10, 25:20, 25:24, 26:6, 29:3, 30:1, 34:24  <b>Hehl</b> [1] - 7:8  <b>height</b> [1] - 27:10  <b>help</b> [1] - 10:6  <b>helpful</b> [2] - 8:2, 9:19</p>	<p style="text-align: center;"><b>I</b></p> <p><b>identify</b> [2] - 15:20, 28:17  <b>illuminated</b> [1] - 28:15  <b>illumination</b> [2] - 20:14, 20:24  <b>image</b> [1] - 27:12  <b>impairment</b> [2] - 28:19, 28:22  <b>importance</b> [1] - 28:7  <b>improvements</b> [1] - 28:8  <b>IN</b> [5] - 1:4, 3:15, 3:17, 3:19, 3:21  <b>include</b> [1] - 15:25  <b>included</b> [1] - 16:1  <b>including</b> [2] - 25:24, 25:25  <b>Indicating</b> [6] - 12:23, 13:13, 14:24, 16:12, 17:22, 29:17  <b>indiscernible</b> [1] - 28:10  <b>indoor</b> [2] - 7:19, 10:20  <b>industrial</b> [3] - 31:5, 31:10  <b>industry</b> [3] - 10:7, 10:9, 10:10  <b>inside</b> [3] - 15:4, 15:7, 20:16  <b>instead</b> [3] - 18:23, 19:1, 22:1  <b>intended</b> [1] - 22:23  <b>interesting</b> [1] - 33:7  <b>internal</b> [2] - 20:15, 20:23  <b>internally</b> [1] - 28:15  <b>invisible</b> [1] - 11:8  <b>involves</b> [1] - 9:24  <b>issues</b> [1] - 10:1  <b>items</b> [1] - 9:4</p>	<p style="text-align: center;"><b>K</b></p> <p><b>Kate</b> [1] - 24:25  <b>kate</b> [1] - 25:6  <b>KATE</b> [1] - 25:8  <b>KATHERINE</b> [1] - 4:8  <b>keeping</b> [1] - 31:9  <b>KELLER</b> [10] - 4:8, 25:4, 25:8, 25:12, 25:22, 25:25, 26:11, 29:11, 29:15, 29:22  <b>keller</b> [1] - 29:5  <b>Keller</b> [2] - 24:25, 25:6  <b>Keller's</b> [1] - 26:3  <b>kind</b> [4] - 23:19, 31:6, 31:12, 32:7  <b>kitchen</b> [2] - 7:20, 10:21  <b>Kitchen</b> [1] - 14:8  <b>known</b> [1] - 10:9</p>	<p style="text-align: center;"><b>M</b></p> <p><b>machines</b> [2] - 10:6  <b>main</b> [2] - 11:22, 15:17  <b>manufacturing</b> [2] - 7:18, 10:2  <b>Manufacturing</b> [1] - 10:5</p>
			<p style="text-align: center;"><b>L</b></p> <p><b>landscaped</b> [2] - 29:13, 29:16  <b>Landscaping</b> [1] - 15:24  <b>LAPLACE</b> [11] - 2:3, 5:13, 20:12, 20:19, 21:7, 21:13, 22:6, 23:21, 24:15, 30:24, 34:12  <b>LaPlace</b> [3] - 5:12, 19:20, 34:11  <b>large</b> [4] - 12:11, 12:18, 13:2, 31:19  <b>larger</b> [4] - 30:11, 31:17, 31:18, 31:24  <b>largest</b> [1] - 32:14  <b>last</b> [4] - 10:4, 17:25, 19:4, 22:19  <b>Laundromat</b> [1] - 10:4  <b>law</b> [1] - 10:11  <b>layout</b> [1] - 17:14  <b>Leader</b> [1] - 5:7</p>	

<p><b>MARKED</b> [1] - 4:11  <b>Market</b> [2] - 13:18, 17:5  <b>master's</b> [1] - 25:17  <b>matching</b> [1] - 20:1  <b>material</b> [1] - 13:3  <b>MATTHEW</b> [1] - 2:6  <b>MAY</b> [1] - 3:13  <b>Mayor</b> [2] - 23:21, 24:3  <b>MAYOR</b> [8] - 2:4, 5:15, 14:22, 22:17, 32:12, 34:14, 34:22  <b>mayor</b> [2] - 5:14, 34:13  <b>MCDONOUGH</b> [1] - 2:19  <b>mean</b> [1] - 21:8  <b>meet</b> [1] - 16:2  <b>meeting</b> [4] - 5:5, 5:6, 6:16, 35:8  <b>MEETING</b> [1] - 1:10  <b>meets</b> [3] - 15:10, 19:2, 28:3  <b>MEMBER</b> [4] - 2:6, 2:7, 2:8, 2:9  <b>members</b> [7] - 23:25, 24:19, 24:21, 29:7, 29:21, 30:22, 33:7  <b>MEMBERS</b> [2] - 6:24, 35:5  <b>Members</b> [3] - 7:8, 25:5, 30:2  <b>mention</b> [2] - 13:1, 15:16  <b>mentioned</b> [4] - 16:20, 21:18, 21:21, 23:1  <b>met</b> [2] - 18:18, 29:1  <b>metal</b> [4] - 13:9, 13:10, 21:5  <b>MICHAEL</b> [4] - 2:2, 2:3, 2:5, 2:10  <b>MICHELE</b> [1] - 4:8  <b>MICHELLE</b> [1] - 8:23  <b>michelle</b> [1] - 24:2  <b>Michelle</b> [5] - 9:8, 11:12, 16:14, 17:3, 18:6  <b>middle</b> [1] - 12:20  <b>might</b> [2] - 8:19, 23:18  <b>minor</b> [1] - 10:1  <b>minutes</b> [2] - 6:15  <b>MINUTES</b> [2] - 1:10, 3:5  <b>miss</b> [2] - 11:21, 13:24  <b>mix</b> [3] - 27:21, 28:4, 28:11  <b>modern</b> [1] - 33:3  <b>MODESTINO</b> [18] - 4:8, 8:17, 8:24, 12:22, 16:11, 17:21,</p>	<p>18:14, 18:23, 19:10, 19:17, 19:24, 20:1, 20:9, 20:17, 20:25, 21:3, 21:9, 24:9  <b>Modestino</b> [1] - 9:8  <b>MOHAMMED</b> [1] - 3:20  <b>Molinowski</b> [1] - 22:20  <b>Monday</b> [1] - 1:11  <b>most</b> [3] - 13:25, 30:20, 31:2  <b>mostly</b> [1] - 23:2  <b>motion</b> [4] - 6:18, 6:19, 33:12, 33:21  <b>MOTION</b> [1] - 4:12  <b>mounted</b> [4] - 16:19, 17:9, 21:16, 22:8  <b>mouth</b> [1] - 10:8  <b>move</b> [1] - 35:3  <b>MR</b> [72] - 5:9, 5:12, 5:13, 5:14, 5:16, 5:18, 5:20, 5:22, 5:23, 5:24, 6:1, 6:2, 6:3, 6:6, 6:19, 7:7, 8:19, 9:1, 9:6, 11:1, 11:4, 12:25, 14:24, 15:20, 15:22, 16:13, 17:23, 18:4, 19:21, 19:25, 20:2, 20:11, 20:12, 20:19, 20:21, 20:23, 21:1, 21:6, 21:7, 21:11, 21:13, 21:21, 22:6, 23:21, 23:23, 24:8, 24:15, 24:24, 25:10, 25:20, 25:24, 26:6, 29:3, 30:1, 30:8, 30:24, 33:15, 33:21, 33:25, 34:3, 34:5, 34:6, 34:7, 34:8, 34:9, 34:11, 34:12, 34:13, 34:15, 34:17, 34:19, 34:24  <b>MS</b> [39] - 5:21, 5:25, 6:5, 6:22, 8:17, 12:22, 16:11, 17:21, 18:8, 18:14, 18:22, 18:23, 18:25, 19:10, 19:15, 19:17, 19:18, 19:24, 20:1, 20:9, 20:17, 20:25, 21:3, 21:9, 24:9, 25:4, 25:12, 25:22, 25:25, 26:11, 29:8, 29:11, 29:12, 29:15, 29:19, 29:22, 34:4, 34:18, 34:20  <b>Municipal</b> [1] - 1:12</p>	<p style="text-align: center;"><b>N</b></p> <p><b>nail</b> [1] - 9:16  <b>name</b> [1] - 12:20  <b>names</b> [1] - 18:24  <b>NASSER</b> [1] - 3:20  <b>necessitated</b> [1] - 15:9  <b>need</b> [6] - 9:22, 10:25, 12:15, 17:13, 20:6, 24:11  <b>needed</b> [1] - 15:8  <b>needs</b> [5] - 9:18, 17:17, 17:18, 21:22, 28:23  <b>negative</b> [1] - 28:13  <b>neglected</b> [1] - 9:21  <b>neighborhood</b> [1] - 32:16  <b>never</b> [2] - 11:11, 32:14  <b>new</b> [2] - 7:4, 21:15  <b>New</b> [3] - 1:13, 9:8, 25:14  <b>newspapers</b> [1] - 5:7  <b>next</b> [3] - 11:9, 14:6, 22:9  <b>nice</b> [1] - 7:15  <b>night</b> [2] - 9:12, 35:2  <b>non</b> [1] - 19:1  <b>non-signage</b> [1] - 19:1  <b>none</b> [2] - 24:23, 29:25  <b>NONE</b> [4] - 3:6, 3:11, 3:24, 4:11  <b>North</b> [11] - 7:5, 7:9, 9:7, 9:10, 11:14, 20:3, 22:13, 22:21, 23:13, 30:16  <b>NORTH</b> [3] - 2:23, 4:4, 4:4  <b>note</b> [2] - 6:8, 32:19  <b>notice</b> [3] - 5:6, 14:19, 32:14  <b>noticed</b> [3] - 11:11, 11:14, 24:9  <b>number</b> [2] - 6:7, 27:3  <b>Number</b> [1] - 6:10  <b>numerous</b> [1] - 25:11</p>	<p>12:18, 12:20, 12:22, 14:16, 18:9, 20:2, 22:4, 22:19, 24:10, 26:19, 27:7, 27:11, 29:8, 29:24, 31:2, 31:7, 33:14, 33:16  <b>ones</b> [3] - 8:14, 20:18, 31:2  <b>open</b> [2] - 15:13, 15:14  <b>opened</b> [1] - 32:13  <b>opening</b> [2] - 7:23, 17:1  <b>operation</b> [1] - 27:23  <b>opposed</b> [2] - 6:25, 17:20  <b>order</b> [1] - 5:10  <b>ordinance</b> [10] - 10:25, 11:16, 11:17, 11:23, 12:11, 16:2, 16:3, 26:19, 26:24, 32:2  <b>ordinances</b> [2] - 11:6, 15:11  <b>oriented</b> [1] - 9:11  <b>original</b> [3] - 14:20, 15:1, 22:12  <b>originally</b> [1] - 19:10  <b>ornamental</b> [1] - 9:24  <b>otherwise</b> [1] - 13:25  <b>outweigh</b> [1] - 26:25  <b>over-signage</b> [1] - 30:13  <b>overall</b> [4] - 12:16, 26:15, 31:18, 32:11  <b>overhand</b> [1] - 17:4  <b>overview</b> [1] - 26:8  <b>own</b> [2] - 9:9, 18:24  <b>owned</b> [1] - 10:5  <b>owner</b> [1] - 10:10  <b>owners</b> [3] - 8:14, 23:14, 27:24</p>	<p>22:12, 28:1, 31:8  <b>particularly</b> [1] - 32:2  <b>passion</b> [1] - 31:3  <b>past</b> [1] - 29:13  <b>PB</b> [7] - 3:13, 3:15, 3:17, 3:19, 3:21, 4:3, 7:4  <b>peak</b> [1] - 15:5  <b>pedestrian</b> [6] - 23:5, 23:19, 24:4, 28:6, 28:7, 32:7  <b>pedestrians</b> [1] - 28:18  <b>PENDING</b> [1] - 3:12  <b>Pennsylvania</b> [1] - 25:19  <b>people</b> [14] - 10:13, 11:9, 11:21, 12:3, 13:24, 14:1, 19:7, 23:7, 24:17, 30:3, 30:10, 32:14, 32:19  <b>perhaps</b> [1] - 32:6  <b>permit</b> [1] - 13:21  <b>permitted</b> [10] - 12:2, 12:5, 27:7, 27:8, 27:13, 27:16, 27:22, 30:11, 30:12, 30:15  <b>person</b> [1] - 7:16  <b>pertaining</b> [1] - 17:11  <b>Phillips</b> [1] - 25:6  <b>place</b> [1] - 27:22  <b>plan</b> [16] - 7:17, 8:4, 11:5, 22:12, 26:10, 26:18, 26:23, 26:25, 27:22, 28:1, 28:3, 28:19, 28:20, 28:23, 31:9, 33:16  <b>planner</b> [3] - 8:1, 25:1, 25:14  <b>planner's</b> [1] - 26:13  <b>PLANNER/BOARD</b> [1] - 2:13  <b>planning</b> [4] - 25:2, 25:18, 26:4, 26:8  <b>PLANNING</b> [1] - 1:2  <b>plans</b> [1] - 21:15  <b>Pledge</b> [1] - 6:12  <b>plus</b> [1] - 31:11  <b>point</b> [2] - 14:22, 24:3  <b>pointing</b> [1] - 16:14  <b>pole</b> [6] - 21:16, 21:23, 21:24, 22:2, 22:4, 22:8  <b>pole-mounted</b> [2] - 21:16, 22:8  <b>potentially</b> [2] - 22:25, 23:17  <b>prefer</b> [1] - 6:11  <b>Preiss</b> [1] - 25:6  <b>preliminary</b> [1] - 7:16</p>
		<p style="text-align: center;"><b>O</b></p> <p><b>objections</b> [1] - 26:2  <b>obvious</b> [1] - 30:25  <b>obviously</b> [1] - 32:20  <b>occasions</b> [1] - 25:11  <b>OF</b> [4] - 1:1, 1:9, 3:5, 3:6  <b>office</b> [1] - 22:21  <b>one</b> [20] - 9:17, 11:14,</p>	<p style="text-align: center;"><b>P</b></p> <p><b>p.m</b> [2] - 1:13, 35:9  <b>package</b> [2] - 15:19, 31:16  <b>packet</b> [2] - 14:9, 15:23  <b>pad</b> [1] - 17:18  <b>PAGE</b> [2] - 4:6, 4:10  <b>parallel</b> [1] - 20:3  <b>parking</b> [11] - 8:5, 10:1, 11:3, 16:2, 17:14, 18:1, 19:3, 19:14, 21:16, 21:17, 24:7  <b>part</b> [8] - 12:12, 14:20, 15:1, 20:5, 21:20,</p>	

<p><b>prepared</b> [1] - 28:2</p> <p><b>present</b> [1] - 24:6</p> <p><b>presentation</b> [1] - 7:14</p> <p><b>preservation</b> [1] - 31:3</p> <p><b>previous</b> [2] - 8:7, 13:14</p> <p><b>previously</b> [2] - 15:25, 24:5</p> <p><b>primarily</b> [1] - 12:17</p> <p><b>primary</b> [1] - 30:19</p> <p><b>problem</b> [2] - 20:20, 29:19</p> <p><b>problems</b> [1] - 33:10</p> <p><b>PROCEEDINGS</b> [1] - 1:9</p> <p><b>process</b> [2] - 8:3, 9:19</p> <p><b>professional</b> [3] - 25:1, 25:14, 26:4</p> <p><b>professionals</b> [1] - 35:1</p> <p><b>project</b> [5] - 7:13, 7:23, 8:15, 26:7, 33:8</p> <p><b>projected</b> [2] - 27:15, 31:17</p> <p><b>projecting</b> [1] - 32:3</p> <p><b>projects</b> [1] - 31:1</p> <p><b>PROMINENT</b> [1] - 3:14</p> <p><b>properties</b> [1] - 12:17</p> <p><b>PROPERTIES</b> [1] - 3:14</p> <p><b>property</b> [6] - 8:14, 23:14, 26:16, 27:20, 28:11, 30:13</p> <p><b>proposed</b> [6] - 18:7, 21:16, 27:14, 27:17, 31:16, 33:14</p> <p><b>proposing</b> [6] - 12:7, 14:4, 16:7, 16:8, 19:22, 32:10</p> <p><b>protrude</b> [1] - 29:13</p> <p><b>provide</b> [3] - 11:20, 23:17, 26:8</p> <p><b>provided</b> [1] - 8:10</p> <p><b>providing</b> [1] - 28:4</p> <p><b>PSE&amp;G</b> [1] - 20:6</p> <p><b>PSM</b> [1] - 3:18</p> <p><b>PUBLIC</b> [1] - 1:5</p> <p><b>public</b> [5] - 21:25, 24:21, 28:5, 28:14, 29:24</p> <p><b>published</b> [1] - 5:6</p> <p><b>purposes</b> [4] - 26:22, 26:23, 28:3, 28:17</p> <p><b>pursue</b> [1] - 22:9</p> <p><b>put</b> [9] - 10:8, 10:14, 11:19, 12:3, 15:5, 15:7, 22:2, 29:16, 31:25</p>	<p><b>putting</b> [2] - 15:4, 30:17</p> <p style="text-align: center;"><b>Q</b></p> <p><b>qualifications</b> [2] - 26:3, 26:5</p> <p><b>questions</b> [12] - 14:13, 18:5, 18:7, 18:9, 18:11, 24:1, 24:20, 24:22, 29:4, 29:6, 29:20, 30:5</p> <p><b>quick</b> [1] - 18:9</p> <p><b>quite</b> [2] - 18:20, 32:23</p> <p style="text-align: center;"><b>R</b></p> <p><b>rack</b> [3] - 24:6, 24:11</p> <p><b>railroad</b> [1] - 32:1</p> <p><b>raise</b> [4] - 8:22, 15:2, 15:9, 21:14</p> <p><b>rare</b> [1] - 31:6</p> <p><b>rather</b> [2] - 24:12, 31:19</p> <p><b>RE</b> [1] - 1:4</p> <p><b>real</b> [1] - 31:3</p> <p><b>realized</b> [2] - 16:5, 27:24</p> <p><b>really</b> [14] - 7:23, 9:21, 11:16, 11:23, 18:10, 18:11, 23:4, 28:10, 28:16, 30:9, 31:6, 31:14, 32:3, 32:21</p> <p><b>realm</b> [1] - 28:5</p> <p><b>REALTY</b> [1] - 3:22</p> <p><b>recap</b> [1] - 8:7</p> <p><b>receive</b> [1] - 7:16</p> <p><b>received</b> [1] - 15:19</p> <p><b>recited</b> [1] - 6:13</p> <p><b>recognize</b> [1] - 11:7</p> <p><b>record</b> [3] - 20:13, 27:2, 33:19</p> <p><b>recreating</b> [1] - 33:2</p> <p><b>rectangle</b> [1] - 12:12</p> <p><b>red</b> [2] - 19:1, 20:1</p> <p><b>RedCom</b> [1] - 9:9</p> <p><b>redevelopment</b> [11] - 9:19, 11:5, 26:10, 26:18, 26:23, 26:25, 28:1, 28:3, 28:20, 28:23, 33:16</p> <p><b>RediFarms</b> [12] - 9:23, 12:19, 13:2, 13:17, 14:7, 14:8, 16:22, 17:5, 23:8, 23:20, 24:4, 32:21</p> <p><b>REDINGTON</b> [15] - 4:7, 8:23, 9:6, 11:4, 12:25, 14:24, 15:22,</p>	<p>16:13, 17:23, 20:2, 20:11, 20:23, 21:21, 23:23, 24:8</p> <p><b>redington</b> [1] - 30:9</p> <p><b>Redington</b> [3] - 8:12, 9:7, 18:6</p> <p><b>reflectively</b> [1] - 33:3</p> <p><b>regarding</b> [1] - 18:7</p> <p><b>regular</b> [2] - 5:5, 6:16</p> <p><b>relief</b> [3] - 8:11, 14:2, 25:2</p> <p><b>remarkable</b> [1] - 32:23</p> <p><b>rendering</b> [2] - 13:16, 19:23</p> <p><b>RENEWAL</b> [1] - 3:16</p> <p><b>reports</b> [2] - 8:2, 8:9</p> <p><b>REPRESENTED</b> [1] - 4:5</p> <p><b>representing</b> [1] - 7:9</p> <p><b>requesting</b> [2] - 26:17, 27:2</p> <p><b>requirement</b> [1] - 20:6</p> <p><b>requirements</b> [1] - 19:3</p> <p><b>reserved</b> [1] - 17:15</p> <p><b>RESOLUTIONS</b> [1] - 3:6</p> <p><b>resolutions</b> [1] - 7:2</p> <p><b>restaurant</b> [3] - 7:20, 10:20, 12:21</p> <p><b>reuse</b> [2] - 27:20, 31:4</p> <p><b>REVIEW</b> [4] - 3:15, 3:17, 3:19, 3:21</p> <p><b>ribbon</b> [1] - 7:22</p> <p><b>ribbon-cutting</b> [1] - 7:22</p> <p><b>ROLL</b> [1] - 3:4</p> <p><b>roll</b> [2] - 5:8, 33:24</p> <p><b>roof</b> [1] - 9:17</p> <p><b>Roots</b> [4] - 12:21, 13:5, 14:17, 16:24</p> <p><b>ROSS</b> [1] - 2:8</p> <p><b>RPI</b> [1] - 18:16</p> <p><b>run</b> [1] - 18:4</p> <p><b>rusted</b> [2] - 13:9, 21:5</p> <p><b>rusted-metal-looking</b> [1] - 21:5</p> <p><b>Rutgers</b> [1] - 10:16</p> <p style="text-align: center;"><b>S</b></p> <p><b>sad</b> [1] - 24:17</p> <p><b>safe</b> [2] - 23:4, 23:8</p> <p><b>safety</b> [3] - 9:24, 17:10, 28:17</p> <p><b>salute</b> [2] - 6:9, 6:11</p> <p><b>SAMMET</b> [29] - 2:13, 5:9, 5:12, 5:14, 5:16, 5:18, 5:20, 5:22, 5:24, 6:1, 6:3, 6:6,</p>	<p>19:21, 19:25, 20:21, 21:1, 21:6, 21:11, 30:8, 33:25, 34:3, 34:5, 34:7, 34:9, 34:11, 34:13, 34:15, 34:17, 34:19</p> <p><b>save</b> [1] - 10:12</p> <p><b>saved</b> [1] - 9:12</p> <p><b>scale</b> [1] - 32:7</p> <p><b>SCHEDULED</b> [1] - 3:13</p> <p><b>scheme</b> [2] - 26:15, 27:25</p> <p><b>school</b> [2] - 18:16, 18:17</p> <p><b>School</b> [1] - 10:16</p> <p><b>sconces</b> [4] - 16:8, 16:12, 16:14, 17:7</p> <p><b>SECOND</b> [1] - 2:11</p> <p><b>Second</b> [1] - 33:23</p> <p><b>second</b> [5] - 6:21, 6:22, 29:24, 31:22, 33:22</p> <p><b>second-floor</b> [1] - 31:22</p> <p><b>SECRETARY</b> [1] - 2:13</p> <p><b>section</b> [1] - 23:3</p> <p><b>secure</b> [3] - 22:20, 23:9, 23:16</p> <p><b>see</b> [13] - 7:10, 7:15, 12:4, 13:12, 14:25, 17:21, 18:19, 23:18, 24:17, 28:14, 29:16, 31:4, 32:19</p> <p><b>seeing</b> [1] - 24:23</p> <p><b>seeking</b> [5] - 8:3, 8:8, 8:11, 9:5, 25:2</p> <p><b>sense</b> [2] - 31:18, 32:10</p> <p><b>series</b> [1] - 19:7</p> <p><b>serve</b> [1] - 28:16</p> <p><b>set</b> [1] - 17:25</p> <p><b>sheet</b> [2] - 5:10, 15:20</p> <p><b>Sheet</b> [1] - 15:23</p> <p><b>SHELLEY</b> [1] - 2:4</p> <p><b>shine</b> [1] - 16:22</p> <p><b>shining</b> [2] - 16:20, 17:4</p> <p><b>short</b> [1] - 32:8</p> <p><b>show</b> [1] - 17:13</p> <p><b>showed</b> [1] - 15:12</p> <p><b>side</b> [21] - 11:22, 12:17, 13:13, 13:15, 13:17, 13:19, 16:15, 17:15, 19:6, 19:8, 19:13, 20:2, 20:10, 21:20, 21:23, 22:4, 22:5, 27:3, 27:6, 30:18, 32:22</p>	<p><b>sides</b> [10] - 12:3, 12:7, 16:10, 17:4, 22:24, 23:6, 27:5, 27:8, 28:6, 31:25</p> <p><b>sidewalk</b> [1] - 29:14</p> <p><b>sidewalks</b> [3] - 22:23, 22:25, 23:6</p> <p><b>sign</b> [35] - 11:15, 11:17, 12:13, 12:16, 12:24, 13:1, 13:2, 13:6, 13:8, 13:11, 13:12, 13:18, 13:19, 13:22, 14:4, 14:5, 16:22, 16:24, 17:3, 17:9, 21:4, 21:5, 27:7, 27:10, 27:15, 27:25, 29:9, 30:13, 31:17, 31:18, 32:2, 32:6, 33:17</p> <p><b>signage</b> [23] - 8:5, 11:2, 11:17, 11:19, 12:1, 12:5, 12:6, 12:16, 14:11, 18:9, 19:1, 20:14, 20:15, 23:1, 26:19, 30:13, 31:7, 31:14, 31:16, 31:23, 31:24, 31:25, 32:8</p> <p><b>signs</b> [12] - 9:24, 13:25, 17:25, 20:22, 27:3, 28:9, 28:15, 30:10, 30:11, 30:15, 30:17, 32:3</p> <p><b>single</b> [1] - 28:23</p> <p><b>single-site</b> [1] - 28:23</p> <p><b>site</b> [11] - 7:17, 8:4, 11:2, 21:20, 22:12, 27:20, 28:17, 28:23, 28:24, 31:9, 32:11</p> <p><b>six</b> [2] - 9:16, 27:15</p> <p><b>size</b> [1] - 12:16</p> <p><b>sketch</b> [1] - 18:12</p> <p><b>slightly</b> [2] - 14:10, 31:17</p> <p><b>small</b> [9] - 9:25, 10:24, 13:1, 14:5, 16:8, 16:13, 17:24, 18:11, 29:8</p> <p><b>soft</b> [1] - 14:10</p> <p><b>solid</b> [3] - 13:2, 13:3, 13:6</p> <p><b>solid-colored</b> [1] - 13:6</p> <p><b>solution</b> [1] - 33:10</p> <p><b>someone</b> [1] - 32:3</p> <p><b>son</b> [1] - 10:11</p> <p><b>son-in-law</b> [1] - 10:11</p> <p><b>sooner</b> [1] - 24:12</p> <p><b>sorry</b> [1] - 13:14</p> <p><b>sort</b> [2] - 32:1, 32:7</p>
--	---	---	---	--



<p><b>SOUTH</b> [3] - 3:16, 3:16, 3:20</p> <p><b>space</b> [5] - 7:20, 10:21, 14:8, 24:7, 30:20</p> <p><b>square</b> [9] - 12:6, 12:8, 12:9, 13:21, 13:22, 13:23, 27:8, 27:16</p> <p><b>staff</b> [1] - 35:1</p> <p><b>stairs</b> [2] - 19:4, 19:13</p> <p><b>standards</b> [1] - 23:15</p> <p><b>standing</b> [1] - 25:15</p> <p><b>standpoint</b> [1] - 25:2</p> <p><b>start</b> [3] - 5:8, 5:9, 24:16</p> <p><b>started</b> [1] - 27:24</p> <p><b>state</b> [3] - 25:18, 25:23, 30:25</p> <p><b>statement</b> [1] - 32:24</p> <p><b>STATEMENT</b> [1] - 3:3</p> <p><b>Stephen</b> [1] - 7:8</p> <p><b>STEPHEN</b> [2] - 2:22, 4:5</p> <p><b>steps</b> [3] - 14:19, 14:25, 19:7</p> <p><b>sticking</b> [1] - 13:20</p> <p><b>still</b> [2] - 15:10, 24:6</p> <p><b>store</b> [2] - 10:20, 21:25</p> <p><b>story</b> [1] - 11:13</p> <p><b>street</b> [2] - 23:6, 30:15</p> <p><b>STREET</b> [2] - 3:14, 3:22</p> <p><b>Street</b> [3] - 1:12, 9:7, 22:22</p> <p><b>street-facing</b> [1] - 30:15</p> <p><b>streetscape</b> [1] - 22:13</p> <p><b>Streetworks</b> [1] - 23:16</p> <p><b>striping</b> [4] - 10:1, 17:14, 17:20, 18:2</p> <p><b>stuck</b> [1] - 30:9</p> <p><b>SUBMITTED</b> [1] - 4:13</p> <p><b>substantial</b> [2] - 28:19, 28:22</p> <p><b>subtle</b> [1] - 13:11</p> <p><b>success</b> [1] - 9:22</p> <p><b>surrounded</b> [2] - 12:20, 14:18</p> <p><b>sworn</b> [3] - 8:16, 8:24, 25:8</p> <p><b>symmetrical</b> [1] - 22:3</p> <p><b>synergistic</b> [1] - 28:4</p>	<p><b>Taylor</b> [1] - 31:21</p> <p><b>teaching</b> [2] - 7:20, 10:21</p> <p><b>Teaching</b> [1] - 14:8</p> <p><b>tear</b> [1] - 10:14</p> <p><b>technically</b> [1] - 26:17</p> <p><b>terms</b> [6] - 28:4, 28:13, 28:18, 31:11, 31:13, 33:1</p> <p><b>terrific</b> [1] - 33:1</p> <p><b>testified</b> [3] - 8:25, 25:9, 30:4</p> <p><b>testimony</b> [6] - 24:22, 26:7, 26:12, 27:1, 27:19, 33:19</p> <p><b>THE</b> [2] - 3:3, 4:12</p> <p><b>there're</b> [2] - 16:16, 20:4</p> <p><b>they've</b> [1] - 27:23</p> <p><b>third</b> [1] - 12:25</p> <p><b>thorough</b> [1] - 6:17</p> <p><b>three</b> [6] - 12:18, 26:18, 27:6, 28:6, 33:13, 33:15</p> <p><b>throughout</b> [1] - 19:9</p> <p><b>titled</b> [1] - 15:24</p> <p><b>TO</b> [1] - 4:12</p> <p><b>tones</b> [1] - 11:25</p> <p><b>tonight</b> [2] - 10:24, 26:18</p> <p><b>top</b> [4] - 13:4, 16:17, 16:18, 16:21</p> <p><b>touch</b> [3] - 9:4, 11:1, 14:15</p> <p><b>towards</b> [1] - 21:17</p> <p><b>town</b> [7] - 5:7, 21:4, 23:4, 23:8, 25:13, 26:19, 32:22</p> <p><b>TOWN</b> [3] - 1:1, 2:13, 2:14</p> <p><b>Town</b> [1] - 7:24</p> <p><b>Township</b> [1] - 9:18</p> <p><b>traffic</b> [2] - 11:20, 28:17</p> <p><b>transcript</b> [2] - 6:9, 6:17</p> <p><b>TRANSCRIPT</b> [1] - 1:9</p> <p><b>transformer</b> [3] - 17:16, 17:19, 20:7</p> <p><b>trees</b> [3] - 23:6, 24:16, 24:18</p> <p><b>trellis</b> [1] - 15:13</p> <p><b>TREMBULAK</b> [3] - 2:19, 2:20, 33:15</p> <p><b>TREVENEN</b> [1] - 2:20</p> <p><b>tried</b> [1] - 31:10</p> <p><b>true</b> [3] - 23:2, 32:15, 33:3</p> <p><b>try</b> [1] - 9:13</p> <p><b>trying</b> [5] - 9:15, 9:17,</p>	<p>12:1, 23:14</p> <p><b>turn</b> [1] - 10:3</p> <p><b>turned</b> [1] - 10:18</p> <p><b>turns</b> [1] - 10:10</p> <p><b>two</b> [9] - 6:7, 8:9, 11:13, 12:7, 12:17, 15:8, 20:4, 20:17, 27:6</p> <p><b>two-story</b> [1] - 11:13</p> <p><b>typically</b> [1] - 28:9</p>	<p><b>visually</b> [1] - 32:25</p>
<p><b>T</b></p>		<p><b>U</b></p>	<p><b>W</b></p>
<p><b>tackle</b> [1] - 22:14</p>		<p><b>ugly</b> [1] - 20:8</p> <p><b>under</b> [3] - 9:16, 26:20, 32:6</p> <p><b>undergraduate</b> [1] - 25:17</p> <p><b>understated</b> [1] - 31:16</p> <p><b>unique</b> [6] - 27:4, 27:12, 27:19, 27:25, 28:24, 33:8</p> <p><b>University</b> [1] - 25:18</p> <p><b>up</b> [16] - 8:16, 8:20, 11:13, 12:9, 12:15, 14:19, 14:25, 15:18, 16:20, 16:22, 17:9, 22:11, 22:22, 23:20, 29:17, 33:9</p> <p><b>URBAN</b> [1] - 3:16</p> <p><b>user</b> [1] - 28:24</p> <p><b>uses</b> [4] - 7:21, 27:21, 28:5, 28:12</p>	<p><b>walk</b> [2] - 19:15, 23:7</p> <p><b>walking</b> [2] - 14:1, 32:6</p> <p><b>wall</b> [4] - 16:18, 17:9, 17:24, 22:1</p> <p><b>wall-mounted</b> [1] - 17:9</p> <p><b>walls</b> [2] - 27:3, 30:18</p> <p><b>watch</b> [1] - 9:14</p> <p><b>WC</b> [1] - 3:16</p> <p><b>website</b> [1] - 5:8</p> <p><b>weeds</b> [1] - 14:12</p> <p><b>welcome</b> [2] - 5:5, 23:23</p> <p><b>well-known</b> [1] - 10:9</p> <p><b>west</b> [2] - 19:5, 27:9</p> <p><b>WEST</b> [1] - 3:20</p> <p><b>westerly</b> [1] - 27:6</p> <p><b>western</b> [5] - 12:18, 13:14, 14:16, 19:6, 21:20</p> <p><b>WESTFIELD</b> [2] - 1:1, 3:16</p> <p><b>Westfield</b> [17] - 1:13, 7:24, 9:7, 9:10, 9:23, 10:22, 11:6, 11:8, 11:10, 12:11, 13:20, 22:10, 25:24, 26:1, 31:1, 31:6, 32:22</p> <p><b>wider</b> [1] - 23:6</p> <p><b>wife</b> [2] - 8:13, 9:8</p> <p><b>wish</b> [1] - 9:10</p> <p><b>WITHDRAWN</b> [1] - 3:10</p> <p><b>WITNESS</b> [1] - 4:6</p> <p><b>witnesses</b> [1] - 30:3</p> <p><b>word</b> [1] - 33:10</p> <p><b>worthy</b> [1] - 32:18</p> <p><b>wrote</b> [1] - 6:7</p> <p><b>WURGAFT</b> [1] - 2:22</p>
		<p><b>V</b></p>	<p><b>Y</b></p>
		<p><b>variables</b> [1] - 9:15</p> <p><b>variance</b> [2] - 27:15, 33:17</p> <p><b>variances</b> [9] - 26:14, 26:17, 27:2, 29:1, 31:14, 31:23, 33:14, 33:17, 33:18</p> <p><b>variation</b> [1] - 15:11</p> <p><b>verbatim</b> [1] - 6:17</p> <p><b>vertical</b> [2] - 7:19, 10:20</p> <p><b>VICE</b> [1] - 2:3</p> <p><b>vice</b> [2] - 5:12, 34:11</p> <p><b>vice-chair</b> [2] - 5:12, 34:11</p> <p><b>VICE-CHAIRMAN</b> [1] - 2:3</p> <p><b>vines</b> [1] - 15:14</p> <p><b>virtual</b> [1] - 7:15</p> <p><b>visible</b> [2] - 16:23, 27:11</p> <p><b>vision</b> [3] - 23:7, 27:25, 28:11</p>	<p><b>year</b> [1] - 23:10</p> <p><b>years</b> [6] - 7:17, 10:3, 10:4, 10:17, 25:16, 32:16</p>
		<p><b>Z</b></p>	<p><b>zone</b> [1] - 28:19</p> <p><b>zoning</b> [3] - 25:12, 25:13, 26:22</p> <p><b>Zoning</b> [1] - 26:1</p>